



Meeting of Board of Directors Minutes

November 27, 2024

1:30 p.m. – 3:00 p.m.

Northumberland County

Zoom Video Conference

Board Members Present (Virtual):

Cathy Borowec, Steve Gilchrist, Daphne Livingstone, Councillor John Logel, Councillor Mandy Martin, Jennifer Moore, Maryam Mohajer-Ashjai, Lindsey Reed, Lou Rinaldi, Anneke Russell

Board Members' Present (In-Person): Chair Victor Fiume

Board Members' Regrets: Molly Anthony, Jacqueline Pennington

Staff:

- Rebecca Carman, General Manager (Appointed by the Board)
- Carol Coleman, Associate Director Engineering
- Emily Corkery, Housing Services Supervisor
- Denise Marshall, Director Public Works
- Rob O'Neil, Facilities Manager
- Negar Pakzadian, Project Manager, Major Capital Projects
- Willie Reys, Project Manager
- Matthew Stergios, Executive Assistant to the CAO
- Kim O'Leary, Financial Planning Manager
- Adam McCue, Associate Director of Operations Public Works
- Glenn Dees, Director Health & Human Services

1. Call to Order

Victor Fiume, Chair

2. Territorial Land Acknowledgement

Victor Fiume

3. Approval of the Agenda

Moved by: John Logel

Seconded by: Anneke Russell

“That the agenda for the November 27, 2024 regular meeting of the Northumberland County Housing Corporation Board of Directors be approved.”

Disposition: **Carried**

4. Declaration of Interest

- No declarations.

5. Approval of Minutes

Minutes of October 30, 2024 Regular Board Meeting

Moved by: Steve Gilchrist

Seconded by: Anneke Russell

“That the minutes of the October 30, 2024 Regular Meeting of the Northumberland County Housing Corporation be approved.”

Disposition: **Carried**

6. Strategic Goal 2 implementation Sub-Committee (verbal)

Rebecca Carman, General Manager

Moved by: John Logel

Seconded by: Mandy Martin

“That the NCHC Board of Directors strike a sub-committee focused on the implementation of Strategic Goal 2, and appoint the following board members to the committee:

- Jacqueline Pennington;
- Maryam Mohajer-Ashjai;
- Daphne Livingstone;
- Anneke Russell; and
- Victor Fiume.”

Disposition: **Carried**

7. Addressing Gender Based Violence in Housing Sub-Committee (verbal)

Rebecca Carman, General Manager

Moved by: Anneke Russell

Seconded by: Jennifer Moore

“That the NCHC Board of Directors strike a sub-committee focused on addressing Gender Based Violence in Housing, and appoint the following board members to the committee:

- Daphne Livingston;
- Lou Rinaldi;
- Cathy Borowec;
- Lindsey Reed; and
- Maryam Mohajer-Ashjai.”

Disposition: **Carried**

8. New Tenant Programming

Emily Corkery, Developmental, Housing Services Manager

- Lou Rinaldi asked about additional costs, selection criteria.
- Staff to create selection list based on need, money available to spend, inspection process.
- Jennifer suggested allocating an upset limit and then report back to reassess budget.

Moved by: Maryam Mohajer-Ashjai

Seconded by: Cathy Borowec

“That the NCHC Board of Directors receive the update on new tenant programming and approve the creation of a pilot program in 2025 with an upset limit of \$10,000.”

Disposition: **Carried**

9. Canada Ontario Housing Priorities Initiative 2024/2025 Allocation

Rebecca Carman, General Manager

Rob O’Neil, Facilities Manager

Moved by: Lou Rinaldi

Seconded by: Anneke Russell

“That the NCHC Board of Directors approve the receipt of Canada Ontario Housing Priorities Initiative Year 6 funding in the amount of \$228,134 to complete three priority capital projects at 45 Wellington Street, Port Hope, 8 King Street,

Colborne and 12 Meade Street, Brighton, and direct signing authorities to enter into an agreement with the Service Manager for funding.”

Disposition: **Carried**

10. 10-year Capital Plan/AssetPlanner merger

Rebecca Carman, General Manager
Rob O’Neil, Facilities Manager

Moved by: John Logel
Seconded by: Steve Gilchrist

“**That** the NCHC Board of Directors approve the receipt of Canada Ontario Housing Priorities Initiative Year 6 funding in the amount of \$15,000 to merge the existing 10-year capital plan with data in AssetPlanner, and direct signing authorities to enter into an agreement with the Service Manager for funding.”

Disposition: **Carried**

11. New Business

- N/A

12. Move to Closed Session

Moved by: Anneke Russell
Seconded by: Jennifer Moore

“**That** the NCHC Board of Directors proceed with the next portion of the meeting, being closed to the public at 2:02 p.m.; and

(1) Further That the meeting is closed to the public as is permitted under the Municipal Act Section 239 (2.c) in order to address matters relating to a proposed or pending acquisition or disposition of land by the municipality or local board and that Glenn Dees, Rebecca Carman, Emily Corkery, Willie Reynolds, Denise Marshall, Carol Coleman, Rob O’Neil, Adam McCue and Matthew Stergios remain present.”

(2) Further That the meeting is closed to the public as permitted under the Municipal Act Section 239 (2.b) and (2.e) in order to address two matters relating to personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (Landlord and

Tenant Board) and that Glenn Dees, Rebecca Carman, Emily Corkery, and Matthew Stergios remain present.’

Disposition: **Carried**

13. Motion to Rise and Results from Closed Session

Recommended Motion (1):

Moved by: Mandy Martin
Seconded by: Lou Rinaldi

"**That** the NCHC Board of Directors rise from Closed Session at 2:21 p.m.; and

Further That the confidential resolution moved in Closed Session regarding matters relating to a proposed or pending acquisition or disposition of land by the municipality or local board is hereby referred to this open session of the NCHC Board of Directors for adoption."

Disposition: **Carried**

Recommendation Motion (2):

Moved by: Anneke Russell
Seconded by: John Logel

"**That** the confidential resolution moved in Closed session regarding two personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (Landlord and Tenant Board) is hereby referred to this open session of the NCHC Board of Directors for adoption."

Disposition: **Carried**

14. Next Meeting

- Wednesday January 29, 2025 at 1:30 p.m.
Location: Virtual - Zoom

15. Adjournment



Moved by: Lindsey Reed
Seconded by: Mandy Martin

"**That** the meeting be adjourned at 2:22 p.m."

Disposition: **Carried**